

TOWN OF GROTON PLANNING BOARD
Thursday, August 5, 2021
Town Hall, 173 Main Street, Groton, MA
Meeting Minutes

A regular meeting of the Planning Board was held on Thursday, August 5, 2021, at approximately 7:50 p.m. at Town Hall, 173 Main Street, Groton, MA, 2nd in the floor meeting room.

Members Present:

Mr. Russell Burke, Chair
Mr. Scott Wilson, Vice Chair
Ms. Annika Nilsson Ripps, Clerk – Participated via Telephone
Mr. George Barringer, Board Member – Participated via Telephone
Mr. David Bonnett, Board Member
Ms. Alyson Bedard, Board Member

Members Not Present:

Ms. Lorayne Black, Board Member – Excused

Also Present:

Mr. Takashi Tada, Land Use Director/Town Planner

Mr. Burke stated there were four Board Members present and two members were participating via telephone. He said there were certain items on the agenda that required five members of the Board to be present, and therefore, would have to postpone these items.

Public Hearings

Special Permits for Major Residential and Flexible Development

“Hayes Woods” – Maple Realty Trust (Robert Kiley, Trustee)

Maple Avenue/Hill Road/Pepperell Road (Assessors’ Parcels 212-13 & 104-30)

Mr. Burke explained the discussion would have to be continued as there needed to be at least five Planning Board members physically present to vote.

Public Hearings

Definitive Plan and Special Permit for Flexible Development

“Hayes Woods” – Maple Realty Trust (Robert Kiley, Trustee)

Maple Avenue/Hill Road/Pepperell Road (Assessors’ Parcels 212-13 & 104-30)

Mr. Burke explained the discussion would have to be continued as there needed to be at least five Planning Board members physically present to vote.

Discussion – Special Permit Decision for a Shared Driveway

330 Old Dunstable Road – Richard Lewis (Assessors’ Parcel 248-6)

Mr. Burke explained the discussion would have to be continued as there needed to be at least five Planning Board members physically present to vote.

Discussion – Scenic Roads Permit for Alteration of a Stone Wall

330 Old Dunstable Road – Richard Lewis (Assessors’ Parcels 248-6)

Mr. Tada explained the discussion would have to be continued as Mr. Bonnett would have to recuse himself from the discussion as an abutter to the project, which would leave them with only three Planning Board Members present for a vote.

Discussion (Continuation)

***Minor Modification of Special Permit for Exterior ATM – Lighting Plan
167 Main Street – Bank of America (Assessor's Parcel 113-48)***

Mr. Burke explained the discussion would have to be continued as there needed to be at least five Planning Board members physically present to vote.

***Discussion – Review Draft Covenant for the Village at Shepley Hill Subdivision
Longley Road & Sand Hill Road (Assessors' Parcel 226-2)***

Mr. Burke stated the Board did not yet have a response from Town Counsel regarding the covenant so the discussion would have to be continued.

Discussion – Potential Zoning Amendments for Fall Town Meeting

Mr. Burke said two Articles were being contemplated for Fall Town Meeting which were as follows:

- Multi-Family Housing Zoning Amendment

Mr. Burke said they were waiting for guidance from the Department of Housing and Community Development as to how they would instruct MBTA communities to draft such a zoning amendment.

- General Clean-Up & Clarification

Mr. Burke said there were a few administrative inconsistencies that needed to be changed in the multi-family housing zoning section.

Mr. Burke requested that Mr. Tada inform the Town Manager to have placeholders in the Fall Town Meeting Warrant for the above two Articles.

Committee Updates

- Complete Streets Committee

Mr. Barringer reported the Town of Groton had been declined for the third time. Mr. Tada said the two deficiencies identified in the application were that the project did not serve an Environmental Justice population and was not directly linked to multi-modal transportation.

Mr. Barringer stated they would re-submit the application at next opportunity.

- Community Preservation Committee

Mr. Burke said he attended the Community Preservation Committee meeting the previous week and they were in the process of updating the Community Preservation Plan for the fiscal year 2022. He said the state increased the amount of revenue generated from the Registry of Deeds and also, given

the COVID-related increases, not only in the number of sales, but the amount of sales, the funds generated was up significantly and should bode well for the Town.

Planning Board Meeting Schedule

- August 26, 2021

MOTION: Ms. Bedard made a motion to continue the Special Permit Public Hearings for Hayes Woods for the Major Residential and Flexible Development as well as the Definitive Plan and Special Permit for Flexible Development for Hayes Woods date specific to the August 26, 2021, Planning Board meeting at 7:00 p.m. Mr. Wilson seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Mr. Barringer, Ms. Nilsson Ripps, Mr. Bonnett, 6
Ms. Bedard, Mr. Wilson, and Mr. Burke

Nay: 0

The motion carried 6 – 0 – 0.

Adjournment

MOTION: At approximately 8:15 p.m. Mr. Wilson made a motion to adjourn. Ms. Bedard seconded the motion.

A roll call vote was taken, which resulted as follows:

Yea: Mr. Barringer, Ms. Nilsson Ripps, Mr. Bonnett, 6
Ms. Bedard, Mr. Wilson, and Mr. Burke

Nay: 0

The motion carried 6 – 0 – 0.

Respectfully submitted:

Trish Gedziun
Recording Secretary

Approved 8/26/2021